

recovery of damages, or for injunctive relief, or both.

O. Each holder of a first mortgage lien on a Unit who comes into possession of the Unit by virtue of foreclosure of the mortgage, or by deed or assignment in lieu of foreclosure, or any purchaser at a foreclosure sale, will take the Unit free of any claims for unpaid assessments and charges against the Unit which accrue prior to the time such holder comes into possession of the Unit, except for claims for a prorata share of such assessments or charges resulting from a prorata reallocation of such assessment or charges to all project units including the mortgaged unit.

P. The Association hereby agrees to give the Federal Home Loan Mortgage Corporation (FHLMC) care of the Servicer of any mortgage in said Regime owned by FHLMC at Servicer's address, notice in writing of any damage to a condominium unit in said Regime covered by a mortgage purchased in whole or in part by FHLMC in excess of One Thousand and no/100 (\$1,000.00) Dollars.

Q. The Association hereby agrees that any contract or agreement for professional management of the condominium project, or any other contract providing for services of the developer, sponser or builder may not exceed three years. Any such agreement must provide for termination by either party without cause and without payment of a termination fee on ninety days or less written notice.

XXVII.

LIBERAL CONSTRUCTION

The provisions of this Master Deed shall be liberally construed to effectuate its purpose of creating a uniform plan.

XXVIII.

MASTER DEED BINDING UPON DEVELOPER, ITS SUCCESSORS AND ASSIGNS AND SUBSEQUENT OWNERS

The restrictions and burdens imposed by the covenants of this Master Deed are intended to and shall constitute covenants running with the land, and shall constitute an equitable servitude upon each Unit and its appurtenant undivided interest in General Common Elements and Limited Common Elements; this Master Deed shall be binding upon Developer, its successors and assigns, and upon all parties who may subsequently become owners of Units in Oak Grove Village Horizontal Property Regime, and their respective heirs, legal representatives, successors and assigns.

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